

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD-128 for the (O-2) Office District on the west side of the property and the (LI) Light Industrial District on the east side of the property with SUP-342 for the entire property.

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-128 for the (O-2) Office District on the west side of the property and the (LI) Light Industrial District on the east side of the property.	Place of Worship
SOUTH	PD-128 for the (O-2) Office District on the west side of the property and the (LI) Light Industrial District on the east side of the property.	Storage
EAST	(LI) Light Industrial	Vacant
WEST	(SF-8.4/16) Single Family Residential	Detached Single Family Residential Homes
REQUEST:	Approve a Special Use Permit to allow a 1,126 square foot expansion to the existing event center building	
PROPOSED USE:	Event Center and Reception Hall	
ACRES/LOTS:	Approximately 5.9221-acres / 1 lot	
LOCATION:	2424 Marsh Lane	
HISTORY:	The proposed location is currently used for an event center. SUP-342 was established on June 3, 2008 for a “Wedding and Reception Facility” and was amended on July 10, 2018 to allow an expansion of the building.	
COMPREHENSIVE PLAN:	Office on the west side of the property and Industrial on the east side of the property	
TRANSPORTATION PLAN:	Marsh Lane is classified as an (A6D) 6-Lane Divided Arterial.	
OWNER:	Dallas Palms LLC	
REPRESENTED BY:	Neeraj Kumar/ Design Group LLC	

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit amendment to allow the extension of an existing building, expanding the event center use.

ORDINANCE REQUIREMENTS

A Special Use Permit is required for an event centers and reception halls located in the (O-2) Office and (LI) Light Industrial Districts.

ELEMENTS TO CONSIDER

1. The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding properties and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.
2. This proposal will permit all events, to include wedding related events.
3. The ground floor area of the proposed extension is approximately 1,567.6 square feet.
4. The building extension proposed and approved in 2018 was never built.
5. Public comments were received.
6. Exterior building materials can no longer be regulated due to state statutes, therefore, staff has struck the existing SUP building material restrictions.
7. Recent noise complaints have been reported to both the Police and the Planning Departments. To mitigate these concerns, staff has suggested an ordinance stipulation limiting the hours for outdoor music.

CONCLUSION

Staff believes the event center should not adversely affect surrounding properties with staff's recommended stipulations.